

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied  
(searchable text may contain some errors and/or omissions)

**LESSEES IN THE UNORGANIZED  
TOWNSHIPS OF MAINE**

**A Survey of Background Information, Opinions  
and Attitudes, and Lease  
Information**

**(With an Appendix on a Leasing Program Survey)**



by  
**The Maine Land Use Regulation Commission**

ABSTRACT

The Maine Land Use Regulation Commission has conducted this survey to gain a knowledge and understanding of persons leasing land in the wildlands and of the nature and extent of the leasing policies of landowners in the unorganized territories of Maine.

It was generally found that those who lease land in the unorganized territories are Maine residents, and that their leased sites have the potential for having adverse effects on the environment--due to the smallness of the lots and the proximity of lot structures to the nearest bodies of water.

These lessees were generally satisfied with their present leasing arrangement, although they would like the option to buy their leased site. It is a conclusion that the inability to have the buying option or long term leases discourages them from making substantial structural and other improvements to their sites--a situation which adds to the possibility that these sites will have adverse effects on the quality of the environment.

The respondents were generally in favor of the Land Use Regulation Commission because they felt that land use regulation was needed in the unorganized territories of Maine and that LURC was a good start toward providing that needed regulation.

It was concluded that, due to the Land Use Regulation Commission's responsibilities in the wildlands, landowners in the unorganized territories should keep this agency informed of their leasing policies, the number, type and location of their leases and any other lease information pertinent to maintaining an up-to-date land use plan for the unorganized territories of Maine.

Ideally, landowners in the wildlands should aid the Land Use Regulation Commission in carrying out its responsibilities by informing this agency of all uses of their land--permanent and seasonal. Only when present uses are completely understood can future uses be adequately planned for.

ACKNOWLEDGEMENTS

The survey procedure and questionnaire were the products of several persons. John A. Guislin, a summer intern with the Land Use Regulation Commission, established the procedure and designed the survey questionnaire with the assistance of Professor Henry Gemery of Colby College. The questionnaire design was reviewed at several LURC staff meetings before being approved by the project members--James S. Haskell, Jr., Executive Director of the Land Use Regulation Commission; Philip M. Savage, Director of State Planning Office and Professor H. Gemery of Colby College.

Appreciation is extended to Linda Ballard and Joyce Johnson for their diligence in coding the questionnaire returns in preparation for computer card punching; to Lois Emmons for preparing the computer cards; to the personnel at the University of Maine Computing Center for their assistance in the computer manipulation of the survey data; and to Elaine Stinchfield and Priscilla Daiute for the typing of the various survey manuscripts.

Frederick W. Todd

Assistant Supervisor of  
Planning and Research

February 1973

TABLE OF CONTENTS

Section	Page
INTRODUCTION . . . . .	5
PROCEDURE . . . . .	6
SURVEY FINDINGS . . . . .	7
BACKGROUND INFORMATION . . . . .	7
Length of stay on site . . . . .	7
Site characteristics . . . . .	7
Seasonal use . . . . .	9
OPINIONS AND ATTITUDES . . . . .	9
Quality preferences . . . . .	9
Changes seen . . . . .	9
Protection of wildland qualities . . . . .	10
Opinions about LURC . . . . .	10
Pollution problems . . . . .	11
Willingness to help maintain environmental quality . . . . .	11
LEASE INFORMATION . . . . .	12
Term of lease . . . . .	12
Satisfaction with leasing arrangement . . . . .	12
Option to buy . . . . .	12
Leasing fee . . . . .	13
Willingness to travel . . . . .	13
Lessors . . . . .	13
Services . . . . .	13

Section	Page
Distance from permanent residence . . . . .	14
SUMMARY AND COMMENTS . . . . .	15
THE TYPICAL LESSEE . . . . .	15
COMMENTS . . . . .	17
APPENDICES	
A. QUESTIONNAIRE AND ACCOMPANYING LETTER . . . . .	18
B. LEASING PROGRAM SURVEY . . . . .	23

INTRODUCTION

There are approximately 6200 leased parcels of land in the unorganized townships of Maine. The average peak occupancy of those parcels with lodgings on them was found to be six persons--this means that these leased sites have the potential to contribute a peak seasonal population of approximately 37,200 persons to those unorganized areas; this is seven times the permanent population in these areas and more than adequate justification for a continually updated appraisal of the leasing situation in the wildlands.

The state valuation for buildings on leased land in 1971 was more than five million dollars; assuming a constant rate of taxation of 33 mills/thousand (the rate to be used in 1973) this would have meant a tax income to the State of Maine of about \$176,000 in 1971.

This report on the wildlands leasing situation is a follow-up to an earlier report on a lessee survey which presented:

1. A list of lessors involved in the survey and the number of leases each lessor has,
2. A copy of the questionnaire, and
3. Frequency counts (absolute and relative) of the various responses to each of the questions on the questionnaire.

This report on the survey is intended to give a more thorough explanation of the procedure used in conducting the survey and a discussion of the survey findings. The earlier lessee survey report should be considered an appendix to this report.

PROCEDURE

It was determined from Bureau of Taxation records that thirty-five wildland land owners lease portions of their property. The lessees of the twenty largest<sup>1/</sup> lessors were sampled and surveyed to determine certain lessee background information, opinions and attitudes, and lease information.

The sample of lessees was stratified by lessor and by resident and non-resident. Bureau of Taxation records listing names and addresses of lessees by lessor served as the framework from which to draw the sample. Questionnaires were mailed to one-third of each stratum of the sampling framework.

The following findings are based on a return of 485 questionnaires (26%).<sup>2/</sup>

---

<sup>1/</sup> Largest in terms of number of leases--the largest of the lessors involved had 2,138 leases and the smallest had 29.

<sup>2/</sup> In some instances the findings were based on less than 485 questionnaires, due to non-response to certain questions.



SURVEY FINDINGS <sup>3/</sup>

The lessees in the unorganized territories of Maine are largely Maine residents (79%). In all, 93% are either from Maine or are residents of other New England States.

From a recent survey of seasonal residents in five Maine communities, the proportions were 45% and 69% respectively. This may indicate that non-Maine and non-New England residents are attracted more to the organized portions of the state rather than to the unorganized areas. A situation most likely due to the non-commercial nature of the wildlands.

BACKGROUND INFORMATION

Length of stay on site: More than half the respondents (57%) had owned<sup>4/</sup> or leased their lot for the last one to nine years; ninety-one percent had owned or leased their present lot for twenty-five or fewer years.

Site characteristics: Most of the lots (57%) were less than 20,000 square feet in size--the minimum lot size now required by State law in areas not serviced by a common sewage disposal system.

The minimum lot size requirement should be taken into consideration in the future leasing of wildland lots and, when necessary, the size of existing leased lots should be expanded to at least the minimum lot size.

Ninety-four percent of the leased lots had structures on them. In 32% of the cases, the structure was on the site before the present occupant leased the site.

Ninety-seven percent of the structures on leased lots were a type of lodging and in seventy-four percent of the cases these lodgings were a camp of the lessee's own design and/or construction.

---

<sup>3/</sup> The indented, single spaced style used in portions of this section are not meant to denote direct quotations, as is usually the case; this style is used to emphasize certain findings or to expound on certain issues raised by the findings.

<sup>4/</sup> Only two respondents actually owned their present site.

A good proportion of the lodgings in the wildlands were designed to accommodate large groups, as 65% of the lodgings can accommodate six or more persons.

Forty-four percent of the respondents had invested less than \$1,000 in structural improvements on their site and 83% had invested less than \$5,000.

This might indicate sub-standard structures in most cases. It also appears that minimal 'other' improvements are being made in wildland sites as 74% of the respondents had invested less than \$1,000 in 'other' improvements to their sites.

Eighty-four percent of the structures were within 200 feet of a body of water--indicating a water resource base as the primary location for leased lots. Despite the close proximity to water of most leased sites, the primary access to the sites was by road. This is an indication of the accessibility of these areas by road.

Seventy-two percent of the respondents use a septic tank and leach bed or just a leaching bed for their waste water and fifty percent of the waste water systems were within one-hundred feet of the nearest body of water.

Forty-one percent of those systems within 100 feet of the nearest body of water were leaching beds, and another thirty percent were the septic tank and leaching bed type.

These types of systems, because of their predominance in this 100 foot strip, possibly represent the greatest threat to water quality by waste water systems in LURC's jurisdiction.

The predominant type of sewage system was the outhouse (62%). The second most frequent type was the septic tank with leaching bed (30%).

Thirty percent of the sewage systems were less than 100 feet from the nearest body of water. Outouses were the most frequent type of sewage system (50%) within 100 feet or less of the nearest body of water and 45% were the septic tank and leaching bed type.

In terms of numbers, the outhouses and septic tank and leaching bed types were the greatest possible threat to water quality by sewage systems due to their predominance in this 100 foot strip. Outouses, however, would present less of a threat than leaching fields in poor soil.

Seasonal use: The modal use intervals of these lodgings for the four seasons were:

<u>Season</u>	<u>Modal Interval</u>	<u>Relative<sup>5/</sup> Frequency</u>
Spring	1-10 days	59%
Summer	1-10 days 11-20 days	22% 22%
Fall	1-10 days	55%
Winter	1-10 days	68%

This would indicate that the greatest use of these lodgings was made during the summer months.

#### OPINIONS AND ATTITUDES

Quality preferences: When asked what they liked particularly about the Maine woods, 80% indicated they liked the quiet and solitude, 64% the wilderness atmosphere, 66% the fishing opportunities, 54% the hunting opportunities, 12% the vacation communities and 7% indicated they liked other aspects.<sup>6/</sup>

Except for the 'other' choice, vacation communities took a back seat to all other aspects of the Maine woods with quiet and solitude being the best liked quality of these areas.

Changes seen: Seventy-eight percent of the respondents indicated they had seen significant changes in the undeveloped areas of Maine. The changes most frequently mentioned were (1) more people or vehicles--less quiet and solitude, (2) increased accessibility, (3) more development, and (4) increased cutting activities.

The primary changes seen were, therefore, those that indicated a greater recreational use of the wildlands or an increase in development of the wildlands.

Seventy-two percent felt that the changes they had seen were detrimental.

---

<sup>5/</sup> Example of interpretation of this column: 59% of those who used their lodging in the spring used their lodging for 1-10 days.

<sup>6/</sup> The percentages total to more than one hundred due to most respondents checking more than one preference.

The most frequently mentioned reason for the changes being detrimental was that the changes resulted in too many people or vehicles or that there was a loss of quiet and solitude.

The second most frequently mentioned reason why these changes were detrimental was that they resulted in a reduction of wildlife or a deterioration in the quality of hunting and fishing.

To the question: 'What other changes do you see coming?' the most frequent responses were 'more people or vehicles and more development.'

Increased recreational use and development of the wildlands were, therefore, the primary concerns of the respondents with respect to past, present, and future changes in the wildlands.

Protection of wildland qualities: Eighty-nine percent of the respondents felt that the qualities they enjoyed in the Maine woods needed some form of protection. They felt that this protection could best be undertaken by (1) regulation of wilderness development, (2) regulation of wilderness use in general or (3) regulation of timber management.

In each of these instances the need for regulation of wilderness use is made apparent.

Opinions about LURC: Seventy-two percent of the respondents felt that LURC was a workable approach to the problems in Maine's wildlands. Some of the respondents (6%) qualified their position by stating that they agreed with the existence of LURC as long as its powers were used correctly or it did not become too politically oriented.

The major reason for feeling the LURC was a workable approach to wildland problems was that land use regulation was needed in the unorganized areas and LURC was a good start toward providing that regulation.

Fifteen percent of the respondents did not feel that LURC was a workable approach to the problems of the wildlands primarily because they felt LURC was too political, was not workable or would do no good--in general, that it was not a feasible approach to solving the problems of the wildlands.

Thirteen percent of the respondents were indecisive about LURC--i.e., they checked both yes and no or placed a question mark as a response. The major reason given for this indecisiveness was that they were skeptical about LURC and would have to wait and see what would take place in the future.

Of the 144 who did not respond to the question about LURC as a workable approach, ten did not respond because they had never heard of LURC; it may be that all 144 had never heard of or had any opinions about LURC. This would appear to be evidence of a need for informing the public about LURC and its functions.

Sixty-five percent of the respondents felt that LURC offices should be regionally located.

Regional location is a definite need, but one that cannot be taken care of until additional money and staff are available. An approach to regional location may be handled on a seasonal basis--that is, have regional offices which are manned (possibly by college students) only during the summer months to aid in the development review process. These regional offices would also aid in establishing better public relations.

Pollution problems: Only twenty-seven percent of the respondents felt that their site was threatened by any immediate pollution. Twenty-one percent of the respondents felt that their site was threatened by water pollution, three percent by air pollution, ten percent by noise pollution and eight percent by scenic pollution.

Of those who felt their site was threatened by pollution, over half (58%) felt that water pollution presented the greatest threat, followed by noise, scenic, and air pollution.

Willingness to help maintain environmental quality: Seventy-one percent of the respondents approved and would support the purchase of significant wildland areas by the state.

The respondents' willingness to support the purchase of significant wildland areas by the state was not, however, reflected in their responses as to how much money they would be willing to spend per year to help maintain the environmental quality of the wildlands--the relative frequency of each amount is as follows:

<u>Amount</u>	<u>Relative Frequency</u>
\$ 0	23.4%
10	22.7
25	19.9
50	12.1
100	14.5
200	3.9
other	3.5

LEASE INFORMATION

Term of lease: The leases the respondents held were usually the one year or annual renewable type (84%).

Satisfaction with leasing arrangement: Sixty-five percent of the respondents were satisfied with their leasing arrangement. Those that were not satisfied gave these as the more important reasons: (1) would like to own site, (2) leasing fee too high, (3) would like a long-term lease, or (4) fear of lease being cancelled. The last of these four reasons was mirrored in the response to a following question: 'Would you like the buying option and, if yes, why?' Eighty-two percent wanted the buying option with the primary reason being that they could be more secure in their present location and would have more incentive to improve their site, knowing that their status was more secure.

Herein lies a problem with the present leasing policies of landowners in the unorganized areas: the inability to buy these lots puts lessees in a position whereby they are reluctant to put any major investment in the site--a situation which possibly perpetuates environmental degradation. The inability to buy land in the unorganized territories also prevents the organization of these areas and keeps the major landowners in a more favorable tax position. It was also believed that preventing the organization of these areas maintained any cutting rights held on public lots--a situation favorable to any landowner or lessor holding such rights. Finally, the investment potential of these leased sites should not be overlooked--i.e. should these lessors need investment capital, they could conceivably terminate the leases and liquidate the holdings.

Option to buy: Since in 99% of the cases, the lessor had not offered to sell the site or had not given the option to buy to the lessee, it would appear that these landowners wish to maintain a tight hold on their land.<sup>7/</sup> Those who

---

<sup>7/</sup> A known exception to this is Skylark of Scott Paper--to our knowledge they have sold 260 former leased sites.

wanted the buying option (82%) stated they would be willing to pay the following prices to purchase their site:

	<u>Relative Frequency</u>
less than \$500	18.4%
500 - 999	25.5
1,000 - 1,499	25.0
1,500 - 1,999	3.1
2,000 - 2,499	16.3
2,500 and over	11.7

Leasing fee: Seventy-one percent of the respondents paid an annual leasing fee of from 20 to 79 dollars with the mode being in the 40 to 59 dollar interval. Without the question being asked specifically, six percent of the respondents complained (in the margins of the questionnaire) of increasing lease fees.

Willingness to travel: Assuming it was no longer possible to lease land in Maine, 48% of the respondents indicated they would not be willing to travel elsewhere to lease land of comparable quality. Another 21%, however, indicated they would be willing to travel 300 miles or more--these were largely those that already travel 300 miles or more to their present leased site.

Lessors: The respondents were largely lessees of Great Northern Paper Co. (35%). The remaining 65% were fairly evenly distributed among the other twenty-six lessors. Note here that respondents indicated 27 different lessors when the lessees of only 20 were sampled. This could be due to leasing of sites from more than one lessor or a shifting of from one lessor to another from compiling time of the Bureau of Taxation records to the time the lessee received our questionnaire.

Services: Thirty-six percent of the respondents received services from their lessor. The services received and their relative frequencies were:

<u>Service</u>	<u>Relative Frequency</u>
Road maintenance	22%
Off-season camp watching	3
Other services	2

Thirty-one percent indicated they would be willing to pay for more services.

The services they were willing to pay for were:

<u>Service</u>	<u>Relative Frequency</u>
Road maintenance	66.3%
Off-season camp watching	20.7
Police protection	3.3
Other	9.8

Distance from permanent residence: Most of the leased sites were within seventy-five miles of the lessees' permanent residence (57%). It was noted, however, that a fairly good proportion of the leased sites (19%) were 300 miles or more from the lessee's permanent residence.



SUMMARY AND COMMENTS

The Typical Lessee

From the information contained in this report it is possible to construct the typical or 'modal' wildland lessee. The characteristics of this typical lessee are based on the most frequent response to each of the questions asked on the survey questionnaire.

The typical lessee is a Maine resident who has leased his site for the past 1 to 3 years. The site which he leases is in the range of from 10,000 to 19,999 square feet--from approximately a quarter to a half an acre.

He has a structure on his site which has been there for more than twenty-five years--longer than he has leased the site. The structure is a type of lodging of his own design and/or construction (conflicts with the fact that the structure was on the site when he leased it).

The lodging is used mostly during the summer and will accommodate six persons overnight. Less than \$1,000 in structural improvements has been made on the site and less than \$1,000 in other improvements has been made to the site.

The primary access to his site is by road.

The site structure is less than 50 feet from the nearest body of water. The type of waste water system is the simple leaching bed type and is located either less than 100 feet or 100 feet or over from the nearest body of water (biomodal distribution). The type of sewage system is the outhouse and it is located 100 feet or more from the nearest body of water.

He likes the Maine woods primarily because of the quiet and solitude.

He has seen significant changes in the undeveloped areas of Maine. These changes have primarily been more people or vehicles--more use of undeveloped areas and less quiet and solitude. He feels that these changes have been detrimental because they result in too many people or vehicles or a loss of quiet and solitude.

He feels that the qualities of the Maine woods need some form of protection and their protection could best be had by regulation of wilderness use.

He feels that LURC is a workable approach to the problems in the wildlands, because of needed land use regulation. He also feels that LURC offices should be regionally located.

He does not feel that his site is threatened by any immediate pollution. When he does note pollution, however, it is most often water pollution.

He approves of and would support the purchase of significant wildland areas by the state, but he is not willing to spend any money to help maintain the environmental quality of the wildlands.

The term of his lease is one year or annual renewable. He is satisfied with his present leasing arrangement, although he would like the buying option which he does not now have. He would like the buying option so that the lot could not be sold from under him and thus he could protect his investment. He would be willing to pay from 500 to 999 dollars to purchase the site.

He presently pays a lease fee of from 40-59 dollars a year.

If it was no longer possible to lease land in Maine, he would not be willing to travel elsewhere to lease land of comparable quality.

His lessor is a large landowner from whom he receives no services, and he would not be willing to pay for any services beyond his present leasing fee.

His lease site is from 1 to 24 miles from his permanent residence.

COMMENTS

1. This presentation of the most typical wildland lessee is valid with the understanding that it is arrived at by noting the modal distribution for the responses to each question; that is, the most typical lessee is simply a summarization of the most frequent responses to each of the survey questions.

2. The conflict mentioned on page 15 -- i.e. the typical lessee's lodging being of his own design and/or construction, yet the structure had been on the site for more than twenty-five years and he had leased the site for only one to three years -- may be explained in different ways:

a. the most typical lessee was settled on the site before he began leasing it, or

b. the structure was on the site when he leased it, yet he had made improvements to the structure to the extent that he now considered it a 'lodging of his own design and/or construction'.

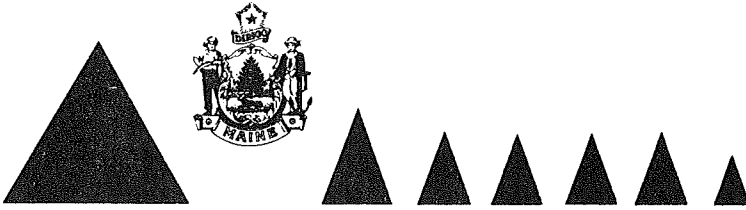
3. The leasing situation in Maine's plantations was not considered in this report. In any future evaluation of the wildland's leasing situation, the plantations should be considered.

4. Due to the Land Use Regulation Commission's responsibilities in the wildlands, landowners in the unorganized territories should keep this agency informed of their leasing policies, the number, type and location of their leases and any other lease information pertinent to maintaining an up-to-date land use plan for the unorganized territories of Maine.

5. Ideally, landowners in the wildlands should aid the LURC in carrying out its responsibilities by informing this agency of all uses of their land-- permanent and seasonal. Only when present uses are completely understood can future uses be adequately planned for.

APPENDIX A

QUESTIONNAIRE AND ACCOMPANYING LETTER



## MAINE LAND USE REGULATION COMMISSION

STATE HOUSE, AUGUSTA, MAINE 04330 (207) 289-2631

JAMES HASKELL, JR. EXECUTIVE DIRECTOR

Dear Sir:

The Land Use Regulation Commission is currently beginning a survey of people who lease or own land in the unorganized territories of Maine. The survey is designed to furnish the Commission with first-hand information about activities now taking place in these areas and provide you, as a lessee or owner, the opportunity to voice your opinions on important matters relating to the development and protection of the wildlands in Maine. Your honest and thoughtful answers can help shape the future of the large undeveloped areas in Maine.

This survey is designed with the sole intent of providing the Commission with information which will aid in preparing its Comprehensive Land Use Guidance Plan. If there are questions you do not wish to answer, skip over them, but please answer as many as possible. Also, please feel free to make any additional comments on related matters that you feel are important.

Enclosed you will also find a fact sheet explaining LURC and its operations.

When you have completed the survey, please fold and staple it so that the return address is visible and drop it into a mailbox. Your cooperation will be appreciated by the Commission and the people of Maine.

Very truly yours,

John L. Martin, Chairman  
Land Use Regulation Commission

RESEARCH AND ATTITUDINAL SURVEY TO LESSEES AND CAMP OWNERS IN THE UNORGANIZED TERRITORIES OF MAINE

Permanent Address: State \_\_\_\_\_

1. BACKGROUND INFORMATION

1. How long have you owned or leased your present site? \_\_\_\_\_ years
2. What are the dimensions of your site? \_\_\_\_\_ ft. x \_\_\_\_\_ ft.
3. Is there a structure on your site? \_\_\_\_\_ yes \_\_\_\_\_ no
4. How long has the structure existed on the site? \_\_\_\_\_ years
5. Is this structure a (1) \_\_\_\_\_ type of lodging; (2) \_\_\_\_\_ storage facility; (3) \_\_\_\_\_ other (specify) \_\_\_\_\_
6. If a lodging, what type? \_\_\_\_\_ tent \_\_\_\_\_ trailer \_\_\_\_\_ prefab cottage/camp \_\_\_\_\_ camp of your own design and/or construction \_\_\_\_\_ other (specify) \_\_\_\_\_
7. How many days per season is the lodging used? \_\_\_\_\_ spring \_\_\_\_\_ summer \_\_\_\_\_ fall \_\_\_\_\_ winter
8. How many persons can you accommodate overnight? \_\_\_\_\_
9. Approximately, what is the total amount you have invested in improvements in your site?  
Structure \_\_\_\_\_  
Other (specify) \_\_\_\_\_
10. How far is the structure from the nearest body of water? \_\_\_\_\_ feet \_\_\_\_\_ miles
11. What is the primary means of access to your site? \_\_\_\_\_ road \_\_\_\_\_ trail \_\_\_\_\_ boat \_\_\_\_\_ float plane \_\_\_\_\_ other (specify) \_\_\_\_\_
12. What type of waste water system (i.e. sink and shower run-off) do you have on your site? \_\_\_\_\_ septic tank and leaching bed; \_\_\_\_\_ leaching bed; \_\_\_\_\_ other (specify) \_\_\_\_\_  
How far is it from the nearest body of water? \_\_\_\_\_ feet
13. What type of sewage system do you have on your site? \_\_\_\_\_ septic tank and leaching bed; \_\_\_\_\_ leaching bed; \_\_\_\_\_ outhouse; \_\_\_\_\_ other (specify) \_\_\_\_\_  
How far is it from the nearest body of water? \_\_\_\_\_ feet

II. OPINIONS AND ATTITUDES

1. What do you like particularly about the Maine woods? \_\_\_\_\_ quite and solitude; \_\_\_\_\_ wilderness atmosphere; \_\_\_\_\_ fishing; \_\_\_\_\_ hunting; \_\_\_\_\_ vacation communities; \_\_\_\_\_ other (specify) \_\_\_\_\_
2. During the time you have been familiar with the undeveloped areas of Maine, have you seen any significant changes in these areas? \_\_\_\_\_ yes \_\_\_\_\_ no. If yes, how? \_\_\_\_\_  
\_\_\_\_\_
3. Have these changes been detrimental? \_\_\_\_\_ yes \_\_\_\_\_ no. If yes, how? \_\_\_\_\_  
\_\_\_\_\_
4. What other changes do you see beginning now or coming in the near future? \_\_\_\_\_  
\_\_\_\_\_
5. Do you feel that the qualities you enjoy in the Maine woods need some form of protection? \_\_\_\_\_ yes \_\_\_\_\_ no.  
If yes, how do you feel this protection could be best undertaken? \_\_\_\_\_  
\_\_\_\_\_
6. Do you think that LURC is a workable approach to the problems in Maine's undeveloped areas? \_\_\_\_\_ yes \_\_\_\_\_ no. Why? \_\_\_\_\_  
\_\_\_\_\_
7. Do you feel that LURC offices need be regionally located? \_\_\_\_\_ yes \_\_\_\_\_ no
8. Is your site threatened by any immediate pollution? \_\_\_\_\_ yes \_\_\_\_\_ no.  
Which form(s)? \_\_\_\_\_ water; \_\_\_\_\_ air; \_\_\_\_\_ noise; \_\_\_\_\_ scenic. Which poses the most serious threat? \_\_\_\_\_

9. Would you approve of and support the purchase of significant wildland areas by the State in order to maintain their undeveloped character?  
\_\_\_\_\_ yes \_\_\_\_\_ no.

10. How much would you be willing to spend per year to help maintain the environmental quality in the wildlands of Maine? \_\_\_\_\_ \$0; \_\_\_\_\_ \$10; \_\_\_\_\_ \$25; \_\_\_\_\_ \$50; \_\_\_\_\_ \$100; \_\_\_\_\_ \$200; \$\_\_\_\_\_.

III. LEASE INFORMATION

1. What is the term of your lease? \_\_\_\_\_ years; \_\_\_\_\_ year to year (annual renewable)

2. Are you satisfied with the present leasing arrangement? \_\_\_\_\_ yes \_\_\_\_\_ no  
If not, why? \_\_\_\_\_

3. Do you have the option of buying the site? \_\_\_\_\_ yes \_\_\_\_\_ no

4. Would you like the buying option? \_\_\_\_\_ yes \_\_\_\_\_ no. If yes, why?  
\_\_\_\_\_

If yes, what price would you be willing to pay for the purchase of the site? \$\_\_\_\_\_

5. Has your lessor offered to sell the site? \_\_\_\_\_ yes \_\_\_\_\_ no. If yes, at what price? \$\_\_\_\_\_

6. How much is your present leasing fee? \$\_\_\_\_\_

7. Assuming you could no longer lease land in Maine, how far would you travel to lease land of comparable quality, for the same fee? \_\_\_\_\_ miles

8. Who is your lessor? \_\_\_\_\_

9. Do you receive any services from your lessor? \_\_\_\_\_ yes \_\_\_\_\_ no. If yes, what services? \_\_\_\_\_ road maintenance; \_\_\_\_\_; \_\_\_\_\_ off-season camp watching; \_\_\_\_\_ other (specify) \_\_\_\_\_

10. Would you be willing to pay for more services? \_\_\_\_\_ yes \_\_\_\_\_ no. Which?  
\_\_\_\_\_

11. How far is your lease site from your permanent residence? \_\_\_\_\_ miles



APPENDIX B

LEASING PROGRAM SURVEY

In March 1972, seventeen concerns having leasing programs in LURC's jurisdiction were contacted by mail, requesting:

1. A statement of corporate policy with respect to leasing (if one had been formalized),
2. A sample of the lease arrangement currently being utilized by their company,
3. Any protective covenants associated with those leases, and
4. An inventory of the number and distribution of current leases.

The material and general information received from these mailings is summarized below.

<u>Company</u>	<u>Inventory Forms</u>	<u>Policy Statement</u>	<u>Lease Documents</u>	<u>Maps</u>	<u>Protective Covenants</u>
Brown Company	x	x	x	x	x
Coburn Heirs	x	x	x	x	x
Dead River Co.	x	x	x	x	x
Diamond Int. Corp	x	x	x	x	x
Dunn Timberlands	x	x	x	x	x
Georgia Pacific	x	x	x	x	x
Gt. Northern Paper	x	x			
J. M. Huber Corp.	x	x	x	x	x
International Paper	x		x	x	x
Kennebec River Pulp and Paper					
Oxford Paper Co.	x	x	x	x	x
Pejepscot Paper Co.	x	x	x	x	x

<u>Company</u>	<u>Inventory Forms</u>	<u>Policy Statement</u>	<u>Lease Documents</u>	<u>Maps</u>	<u>Protective Covenants</u>
Prentiss & Carlisle	x	x	x	x	x
Scott Paper Co.	x	x	x	x	x
Seven Islands Land Company	x	x		x	
St. Regis Paper Company	x	x	x	x	x
Webber Timberlands		x			

The following table gives a summary of the number of leases by county for each of the 17 lessors. This information is taken from the lessor survey responses as opposed to information from the Bureau of Taxation. There are discrepancies between the two sources--discrepancies which may be largely explained by the time difference between the two sources of information (the Bureau of Taxation records apply to year 1971, while the lessor survey information is supposedly updated to at least March, 1972).

NUMBER OF LEASES BY LESSOR AND COUNTY

	Total	Oxford	Franklin	Somerset	Piscataquis	Hancock	Washington	Aroostook	Penobscot
Brown Company	112	57	55						
Coburn Heirs	26			26					
Dead River Company	134		70			4	43		17
Diamond International	334			46	77	128		81	2
Dunn Timberlands	85							82	3
Georgia Pacific	160						159		1
Great Northern	2138		10	210	777			508	633
J. M. Huber	48			4	29				15
International Paper	437	7	8	6	12		8	374	22
Kennebec River P.&P.	#								
Oxford Paper Co.	71			46	23				2
Pejepscot Paper	12						12		
Prentiss & Carlisle	165			8	45	56		26	30
Scott Paper	268		2	149	117				
Seven Islands	261	93	7		9			152	
St. Regis	455				26	200	190	39	
Webber Timberlands	#								

# No inventory received from lessor.  
 Source: Leasing program survey.

It can be seen that Great Northern has, by far, the largest number of leases in the wildlands (2,138) followed by St. Regis (455) and International Paper (437). The number of leases for Seven Islands does not include non-private leases (Forest Service, Fish and Game, and commercial leases).

The information received from the Bureau of Taxation is summarized below for 35 lessors in LURC's jurisdiction. As previously indicated there are some discrepancies between the information received from the Bureau of Taxation and from that received from the lessor survey. In most cases the lessor survey indicated more leases than those on the Taxation records; the one notable exception to this was Skylark, Inc.--they have undertaken a massive sales program (260 lots) in the last year, which is most probably the reason for the number of leases reported on the Skylark survey response being less than those on the Taxation records.

RESIDENT AND NON-RESIDENT LESSEES

Company	Total	Resident		Non-Resident				Total Non-Resident	
				Other New England		Others			
				No.	%	No.	%		
Allied Chemical	17	12	70	1	6	4	24	5	30
Bangor & Aroostook	52	45	87	6	12	1	1	7	13
Brown Co.	100	50	50	40	40	10	10	50	50
Canadian Pacific	4	3	75	-	-	1	25	1	25
Central Maine Power	48	45	94	3	6	-	-	3	6
Coburn Lands Trust	23	17	74	2	9	4	17	6	26
Dead River Co.	110	94	85	7	7	9	8	16	15
Diamond International	313	289	92	15	5	9	3	24	8
Dunn Timberlands	86	77	90	6	7	3	3	9	10
Fish & Game Dept.	74	74	100	-	-	-	-	-	-
Forestry Dept.	395	332	84	46	12	17	4	63	16
Georgia Pacific	163	107	66	39	24	17	10	56	34
Great Northern	2,138	1,762	82	249	12	127	6	376	18
J.M. Huber Corp.	35	25	71	5	14	5	14	10	29
Hudson Pulp & Paper	10	8	80	2	20	-	-	2	20
International Paper	402	368	92	21	5	13	3	34	8
Madigan & Pierce	15	15	100	-	-	-	-	-	-
Maine Timber Holdings	1	1	100	-	-	-	-	-	-
Megantic Fish & Game	12			7	58	5	42	12	100
New England Merchants Bank	1	1	100	-	-	-	-	-	-
Oxford Paper	65	49	75	12	18	4	7	16	25
Pejepscot Paper	12	10	83	2	17	-	-	2	17
Donald P. Peifle	11	8	73	2	18	1	9	3	27
Prentiss & Carlisle	133	111	83	17	13	5	4	22	17

RESIDENT AND NON-RESIDENT LESSEES

Company	Total	Resident		Non-Resident				Total Non-Resident	
				Other		Others			
				New England					
No.	No.	%	No.	%	No.	%	No.	%	
St. Regis Paper Co.	506	416	82	57	11	33	7	90	18
Seven Islands	218	175	80	23	11	20	9	43	20
Skylark Inc.	373	316	85	39	10	18	5	57	15
Spaulding Corp.	5	5	100	-	-	-	-	-	-
Standard Packaging	18	14	78	2	11	2	11	4	22
Tarbell Associates	180	159	88	14	8	7	4	21	12
O. J. Townsend	29	27	93	1	3	1	3	2	7
Union Water Power Co.	50	32	64	13	26	5	10	18	36
Viles Timberlands	21	18	86	2	9	1	5	3	14
Homer Worcester	55	52	95	2	3	1	2	3	5
Webber Timberlands	<u>542</u>	<u>454</u>	<u>84</u>	<u>62</u>	<u>12</u>	<u>26</u>	<u>4</u>	<u>88</u>	<u>16</u>
	6217	5171	83%	697	11%	349	6%	1046	17%

Canada  
No.      %  
 21            .3

Source: Bureau of Taxation

Combining the information from the Bureau of Taxation records and that from the leasing program survey we get the following table--using, where possible, the information from the lessor survey (under the assumption that the lessor records are more accurate or up-to-date than the Taxation records).

COMBINED INFORMATION FROM  
LEASING PROGRAM SURVEY AND BUREAU OF TAXATION RECORDS

	# of Leases from Survey Responses	# of Leases from Tax Totals	Resident	Non- Resident	# of Leases by County							
					Aroostook	Franklin	Somerset	Penobscot	Washington	Piscataquis	Oxford	Hancock
Allied Chemical		17	12	5						17		
Bangor & Aroostook Railroad		52	45	7	46					6		
Brown Company	112	100	50	50	51						49	
Canadian Pacific Railway		4	3	1		1	2			1		
Central Maine Power Coburn Lands Trust	26	23	17	6			26*			1		
Dead River Co.	134	110	94	16		70*		17*	43*			4*
Diamond International Dunn Timberlands	334	313	289	24	81*		46*	2*		77*		128*
	85	86	77	9	82*			3*				
Fish and Game Dept.		74	74		9	3	20	5	9	24		4
Forestry Dept.		395	332	63	148	81	9	9	3	41	98	6
Georgia-Pacific	160	163	107	56				1*	159*			
Great Northern	2,138	2,138	1,762	376	508	10	210	633		777		
Huber Corporation Hudson Pulp & Paper Co. International Paper Company	48	35	25	10			4	16		15		
		10	8	2		3	2			5		
	437	402	368	34	374*	8*	6*	22*	8*	12*	7*	
Madiqan & Pierce		15	15		15							
Maine Timber Megantic Fish & Game		1	1		1							
		12		12		12						

(continued)



	# of Leases from Survey Responses	# of Leases from Tax Totals	Resident	Non- Resident	# of Leases by County								
					Aroostook	Franklin	Somerset	Penobscot	Washington	Piscataquis	Oxford	Hancock	
New England Merchant National Bank		1	1		1								
Oxford Paper Co.	71	65	49	16			46*	2*		23*			
Pejepscot	12	12	10	2					12*				
L. D. Pfeifle		11	8	3		11							
Prentiss & Carlisle	165	133	111	22	26		8	31		28			40
St. Regis	455	506	416	90	38				200	26			242
Seven Islands Co.	261	218	175	43	109	5		21		16	67		
Skylark	268	373	316	57		58	205			110			
Spaulding Corp.		5	5			5							
Standard Packaging		18	14	4									18
Tarbell Associates		180	159	21	180								
J. J. Townsend		29	27	2				29					
Union Water		50	32	18		21					29		
Viles Timberland		21	18	3		20	1						
Webber Timberlands		542	454	88	99			233	5	205			
W. Worcester		55	52	3					55				
TOTALS	6,274	6,217	5,171	1,046	1,768	308	632	1,024	494	1,384	250		442
					TOTAL 6,302								

\* County figures taken from survey response (all others taken from Taxation records).

This leasing program survey did not include the leases in plantations. It is known, for example, that Prentiss and Carlisle have some four-hundred leases in Lakeview Plantation that are not accounted for in this survey. Without a full knowledge of the leasing situation in the plantations, we must assume that the figures mentioned in this report are, at best, conservative estimates of the true leasing profile of the area under the jurisdiction of the Land Use Regulation Commission.